091.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,000 / 794,000
					USE VALUE:	794,000 / 794,000
					ASSESSED:	794,000 / 794,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELAY DANIEL
Owner 2:	DELAY MARGIE
Owner 3:	
Street 1:	131 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN MARY L -
Owner 2:	-
Street 1:	131 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,595 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Aluminum Exterior and 2791 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5595.000	382,500		411,500	794,000
Total Card	0.128	382,500		411,500	794,000
Total Parcel	0.128	382,500		411,500	794,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.45 | /Parcel: 284.4

Legal Description

User Acct 58840

GIS Ref

GIS Ref

Insp Date 12/03/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0005-0001.0

!7421!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,500	0	5,595.	411,500	794,000	794,000	Year End Roll	12/18/2019
2019	101	FV	289,000	0	5,595.	417,400	706,400	706,400	Year End Roll	1/3/2019
2018	101	FV	289,000	0	5,595.	311,600	600,600	600,600	Year End Roll	12/20/2017
2017	101	FV	289,000	0	5,595.	282,200	571,200	571,200	Year End Roll	1/3/2017
2016	101	FV	289,000	0	5,595.	270,400	559,400	559,400	Year End	1/4/2016
2015	101	FV	286,200	0	5,595.	229,300	515,500	515,500	Year End Roll	12/11/2014
2014	101	FV	286,200	0	5,595.	217,500	503,700	503,700	Year End Roll	12/16/2013
2013	101	FV	286,200	0	5,595.	206,900	493,100	493,100		12/13/2012

PRINT

Date	Time
12/10/20	22:03:38

LAST REV

Date	Time
09/21/09	15:44:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7421

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN MARY L	48547-513		11/24/2006		505,000	No	No		
GREEN LOUIS M &	30343-423		6/25/1999		335,000	No	No		
	17873-394		2/1/1987		140,000	No	No		A

USER DEFINED

Prior Id # 1:	58840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/1994	50	Redo Kit	25,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2008	Meas/Inspect	189	PATRIOT
2/28/2007	MLS	MM	Mary M
5/19/2000	Entry Denied	276	PATRIOT
3/14/2000	Mailer Sent		
3/14/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5595		Sq. Ft.	Site		0	70.	1.05	5									411,495						411,500	

Total AC/HA: 0.12844 | Total SF/SM: 5595 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,495 | Spl Credit | Total: 411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14428043
Const Adj.:	1.00999999
Adj $ / SQ:	144.465
Other Features:	94200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466945
Depreciation:	86852
Depreciated Total:	380093

COMMENTS

EST BMT, CK INT, WIP. OF=2ND SINK IN HBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1994
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

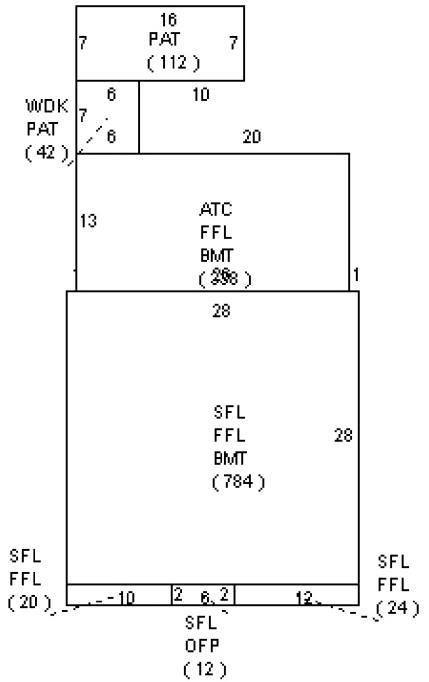
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	144.47
Special Features:	2400	Val/Su Net:	110.74
Final Total:	382500	Val/Su SzAd	180.06

SKETCH



SUB AREA

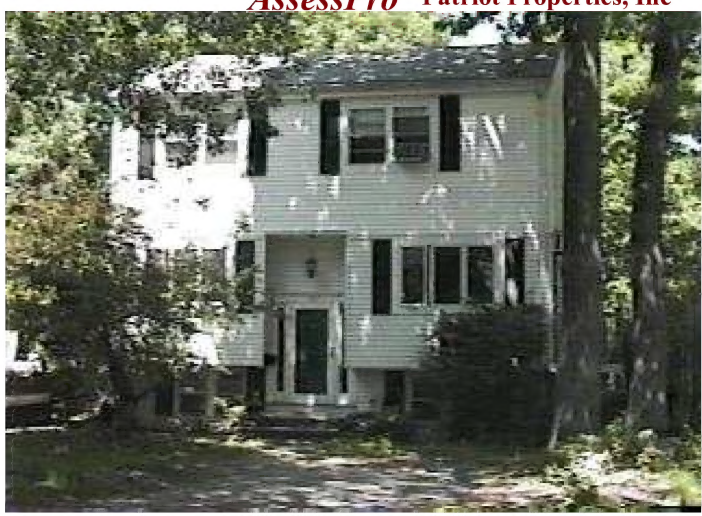
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,166	144.470	168,447
BMT	Basement	1,122	63.060	70,752
SFL	Second Floor	840	144.470	121,351
PAT	Patio	154	4.730	729
ATC	Attic	118	86.680	10,254
WDK	Deck	42	16.160	679
OFP	Open Porch	12	44.440	533
	Net Sketched Area:	3,454	Total:	372,745
Size Ad	2124.3	Gross Are	3674	FinArea 2791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	A	
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	6	A	AV	1993	500.00	T	20.8	101			2,400			2,400

More:	N	Total Yard Items:		Total Special Featues:	2,400	Total:	2,400